

LINOWES
AND | BLOCHER LLP
ATTORNEYS AT LAW

August 6, 2015

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VIA HAND DELIVERY

Mr. James Wasilak
Chief of Planning
City of Rockville
111 Maryland Avenue, Room 217
Rockville, Maryland 20850

Re: Parcel BQ, Block M - Ingleside at King Farm: Pre-Application Meeting Submission for a Level 2 Site Plan Application for Development of Continuing Care Retirement Community Units and Related Facilities

Dear Mr. Wasilak:

King Farm Presbyterian Retirement Community, Inc. (the "Applicant") is the owner of Parcel BQ, Block M containing 11.54 acres located at 701 King Farm Boulevard, also known as Ingleside at King Farm (the "Property"). Pursuant to Section 25.07.05.1 of the City of Rockville's Zoning Ordinance ("Zoning Ordinance"), enclosed please find a Pre-Application Meeting Submission for a Level 2 Site Plan Application for Development of Continuing Care Retirement Community ("CCRC") Units and Related Facilities (the "Application"). The Application proposes to construct 374,614 square feet of additional CCRC units and related facilities on the Property (the "Project").

1. Background

The Property, zoned PD-KF, is currently undeveloped land in the Irvington Centre portion of the King Farm 430.63-acre comprehensive planned development. The Property is a through-lot located between King Farm Boulevard to the south and Piccard Drive to the north. Copies of the Tax Map and relevant tax sheets are attached as Exhibits "A" and "B". The Property is recorded in the Montgomery County Land Records as Parcel BQ, Block M as shown on Plat No. 23240, a copy of which is attached hereto as Exhibit "C". A portion of the Property is currently improved with Phase I of Ingleside at King Farm, containing approximately 587,000 square feet.

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2. Previous Approvals

The Property is subject to the King Farm Annexation Agreement, effective September 22, 1995 (“Annexation Agreement”) and Resolution No. 10-96 approving Concept Plan CPD 95-0002, approved by the Mayor and Council on July 8, 1996, as amended by Resolution 6-05 approved by the Mayor and Council on March 14, 2005 (collectively the “Amended Concept Plan”). The Amended Concept Plan permits 1,200,000 square feet of CCRC uses on the Property.

To implement the Amended Concept Plan, a series of detailed applications and site plans were approved, including CPD 2005-002AL, approved on September 12, 2005, as subsequently amended by CPD2005-02AL1, approved on October 2, 2006, CPD2005-02AL2, approved on February 6, 2009, Site Plan Amendment STP2009-00001, approved on March 25, 2009, Minor Amendment STP2012-00128, approved on June 4, 2012, Minor Amendment STP2013-00137, approved on September 6, 2013, and Minor Amendment, STP2015-00244, approved on March 13, 2015. CPD 2005-002AL approved 1,200,000 square feet of CCRC uses. As noted above, 587,000 square feet comprising Phase I have been constructed.

3. Proposed Project

The Project proposes Phase II of the project and to provide additional CCRC units and related facilities on the undeveloped north side of the Property in three interconnected buildings. The proposed building located on the eastern side of the Property would contain approximately 125 independent living units and is designed to be seven stories in height (the “Independent Living Building”). The central building will be a single-story “Center for Healthy Living” that will serve the residents at Ingleside at King Farm by providing additional activity areas. The third building, on the western side of the Property, will be an approximately three-story, 32-unit assisted living memory support building to provide cognitive care services (the “Memory Support Building”). Further, two additional independent living units are proposed for the existing Phase I building. MPDUs will be provided pursuant to the Ingleside “Senior Affordable Housing Program,” which was approved by the Mayor and Council as part of the Amended Concept Plan.

The proposed square footage of the Project is approximately 374,614 square feet. When combined, the 587,000-square-foot existing Phase I building, the approximately 15,392 square feet in CCRC expansions to the existing Phase I building that are approved and/or pending approval but are unbuilt, and the 374,164 square feet of CCRC uses for Phase II will equal 976,556 square feet. Accordingly, with the Project, the total amount of CCRC uses existing and proposed for the Property is less than the maximum of 1,200,000 square feet of CCRC uses permitted on the Property under the Amended Concept Plan. This remaining square footage (approximately 223,444 square feet) will accommodate a third Phase if filed in the future. As

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part of this Site Plan, the Applicant proposes to use this undeveloped area for interim parking to be replaced when the third phase proceeds.

Approximately 268 new parking spaces are provided to serve Phase II. Parking for the Independent Living Building will be provided below-grade and will be accessed from the east side driveway. Parking for the Center for Healthy Living and Memory Support Building will be located in surface parking lots adjacent to those uses. Access to the new buildings will be from King Farm Boulevard to the south and from a new access point directly off of Piccard Drive to the north. No direct vehicular access to Piccard Drive is proposed via Royal Crescent Drive. The Project proposes an on-site pedestrian network that will connect King Farm Boulevard and Piccard Drive on the west side and provide a pedestrian circulation route through the Property along the east side. Both will connect with the larger existing King Farm pedestrian routes and network of parks and open space.

4. Community Outreach

A Pre-Application Area Meeting was held on July 16, 2015 at Ingleside. As shown in the enclosed Pre-Application Meeting materials, the meeting was attended by current residents of Ingleside as well as neighbors of the Property. During the meeting, the Applicant presented the Project, described the development process, and took questions from the attendees.

5. Compliance with Zoning Ordinance's Level 2 Site Plan Requirements

As will be described in more detail in the subsequent Site Plan application, the Project satisfies the requirements of Section 25.07.01.a.3(a) of the Zoning Ordinance. First, it will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed development, or be detrimental to the public welfare, or be injurious to property or improvements in the neighborhood. The Project will instead improve currently vacant land with attractive new CCRC uses that will activate the area and help to complete the vision for the Property as approved in the Amended Concept Plan.

Second, the Project will not overburden existing and programmed public facilities. Pursuant to the Annexation Agreement and Amended Concept Plan, all of the City's adequate public facilities requirements for the Project have been satisfied.

Third, the Project will not adversely affect the natural resources or environment of the City or surrounding areas. Environmental impacts, including forest conservation and stormwater management, were addressed as part of the Annexation Agreement and the Amended Concept Plan. Included in the Application is an e-mail from Wayne Noll, City Forester, confirming that the Forest and Tree Preservation Ordinance has been previously met by the overall King Farm Forest Conservation Plan. However, as to stormwater, the Applicant is submitting a Concept

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Stormwater Management Plan with this Application that will enhance the stormwater management systems already in place to serve the Property.

Fourth, the Project is not in conflict with the Plan, as defined in the Zoning Ordinance, and further complies with the Annexation Agreement and Amended Concept Plan. Additionally, for the reasons stated above, and as addressed in the Application materials, the Project does not constitute a violation of any provision of the Zoning Ordinance or other applicable law.

Finally, the Project will not be incompatible with the surrounding uses or properties, but rather will complement the surrounding uses, many of which are office, residential and retail, as well as the existing Phase I building. The Project will continue to strengthen the mixed-use character of King Farm and serve the existing and future residents of King Farm and the community by providing important senior living choices and health care.

For all of these reasons, the Project complies with the City's Site Plan requirements.

6. List of Enclosures

Enclosed please find copies of each of the following, associated with the Application:

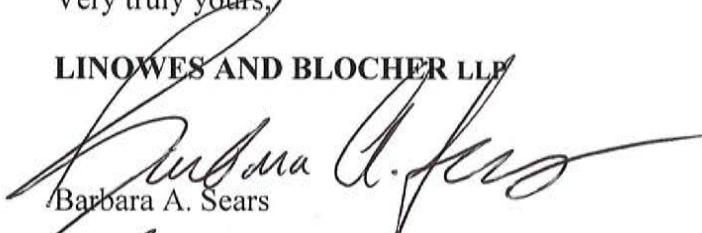
- (1) Completed Application form for Pre-Application Meeting;
- (2) Checks for the necessary filing fees;
- (3) A preliminary site plan prepared and sealed by a Licensed Land Surveyor or engineer (12 copies);
- (4) Transportation Scoping Intake Form (12 copies);
- (5) Copy of July 28, 2015 email from Wayne Noll confirming satisfaction of City of Rockville FTPO requirements.
- (6) Pre-Application Area Meeting materials.

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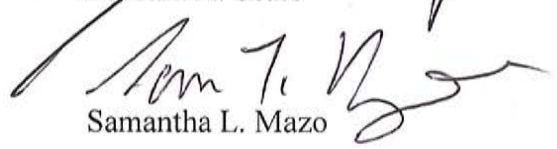
We look forward to working with you on this matter. If you have any questions or concerns, or need any additional information, please feel free to contact us.

Very truly yours,

LINOWES AND BLOCHER LLP



Barbara A. Sears



Samantha L. Mazo

Enclosures

cc: Tom Seybold
Mark Scoffield
J.L. Fisher
Gary Steiner
Daena Tamborini Padilla

Real Property Data Search (w3)

Guide to searching the database

Search Result for MONTGOMERY COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 04 Account Number - 03501682			
Owner Information					
Owner Name:	KING FARM PRESBYTERIAN RETIREMENT COMMUNITY INC		Use:	EXEMPT COMMERCIAL NO	
Mailing Address:	C/O PRESIDENT CEO & CFO 5121 BROAD BRANCH RD NW WASHINGTON DC 20008-		Deed Reference:	/33632/ 00673	
Location & Structure Information					
Premises Address:		701 KING FARM BLVD ROCKVILLE 20850-0000	Legal Description:		PAR BQ KING FARM IRVINGTON CENTRE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
FS62	0000	0000		0292	M
Assessment Year:		2015		Plat No:	23240
Special Tax Areas:				Plat Ref:	
		Town:		ROCKVILLE	
		Ad Valorem:			
		Tax Class:		50	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area		Property Land Area	County Use
2010	4800			11.5400 AC	117
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
		CLUB HOUSE			
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2014 As of 07/01/2015	
Land:		1,824,000	2,097,600		
Improvements		106,494,900	40,697,800		
Total:		108,318,900	42,795,400	108,318,900	42,795,400
Preferential Land:		0			0
Transfer Information					
Seller: MARYLAND HH EDUCATIONAL FA		Date: 01/11/2007		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /33632/ 00673		Deed2:	
Seller: KING FARM ASSOCIATES L L C		Date: 09/29/2005		Price: \$21,000,000	
Type: ARMS LENGTH VACANT		Deed1: /30873/ 00099		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014		07/01/2015	
County:	780	75,823,230.00		42,795,400.00	
State:	780	75,823,230.00		42,795,400.00	
Municipal:	780	75,823,230.00 42,795,400.00		75,823,230.00 42,795,400.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

Exhibit "B"

